



Staff Report – Case CP-1-14

Comprehensive Plan Amendment

Future Land Use Map Amendments

1. Area South of Edwards Mill Road, between its intersections with Arckelton Drive and Crabtree Valley Avenue (Wake County Parcel Identification Numbers: 0795-399-646)

This requested amendment was submitted through citizen petition for the entire parcel, to be changed from Regional Mixed Use to Medium Density Residential on the Future Land Use Map. The citizen petition was submitted by a representative of an adjacent property owner.

The proposed change would remove potential office and retail development from the Future Land Use Map designation of the site, permitting only residential development.

The Comprehensive Plan describes the proposed Medium Density Residential future land use category:

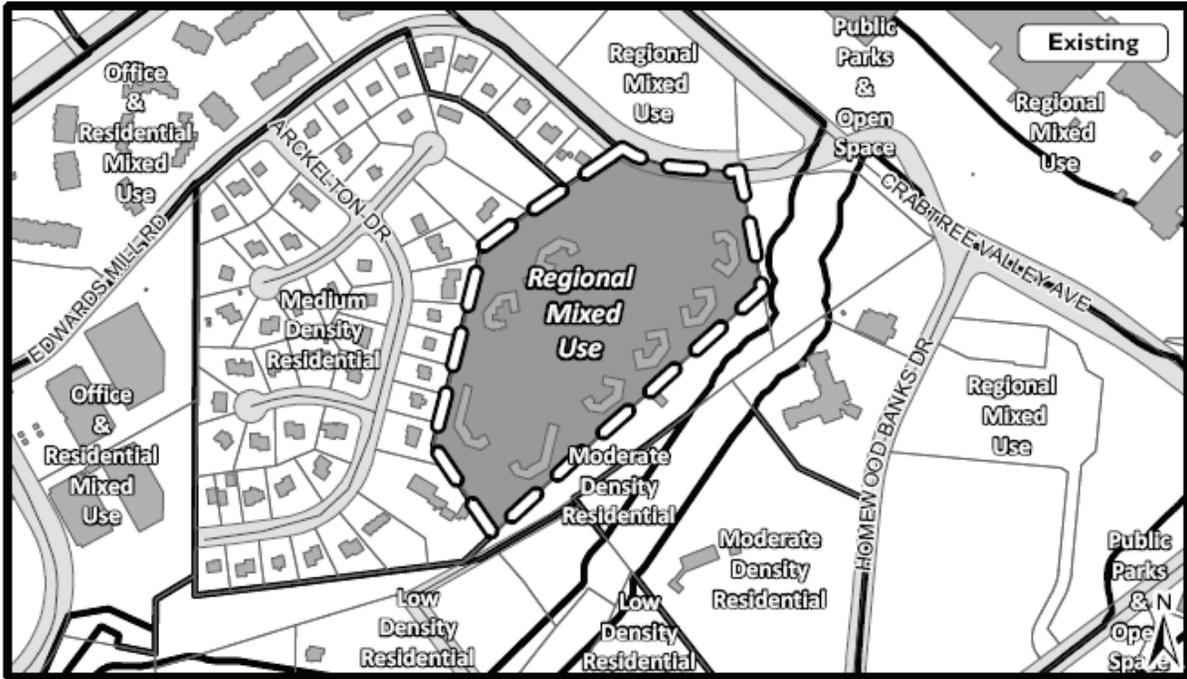
This category applies to garden apartments, townhomes, condominiums, and suburban style apartment complexes. It would also apply to older neighborhoods with a mix of single-family and multi-family housing. RX zoning with a three or four story height limit is appropriate for these areas.

The current future land use category, Regional Mixed Use, as described in the Comprehensive Plan:

This category applies to the Triangle Town Center area, the Brier Creek area, and the North Hills/Midtown and Crabtree Centers. The intent is to identify the major retail and service hubs that draw customers from across the city. These areas may include high-density housing, office development, hotels, and region-serving retail uses such as department stores and specialty stores. These areas would typically be zoned CX. Heights could be as tall as 12 to 20 stories in core locations, but should taper down to meet the context of surrounding development. As in other mixed-use areas, taller buildings should be accompanied by enhanced pedestrian amenities.

Proposal to Amend the Future Land Use Map

Existing Designation: Regional Mixed Use



Proposed Designation: Medium Density Residential

